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## **Better than Average? - Green Building Certification in International Projects**

Green Building Certification Systems, such as LEED, BREEAM, Green Globe, etc. became more and more popular during the last few years – new systems, such as the German DGNB Certificate are under development. It is remarkable, that the driving mechanism to apply these rating systems to a project, at least for new commercial developments, is primarily for marketing reasons, i.e. to stand out of the mass of new office buildings, be comparable to other projects, and, overall, to increase the asset of the property. However, green building rating systems focus on sustainability for the entire life-cycle of buildings and therefore offer great opportunities for enhancing building operation, when applied and used appropriately.

This presentation gives an overview of operational concerns that are comprised in various Green Building Certification Systems, including the overall Energy Efficiency, Water Efficiency, Commissioning, Measurement & Verification, Training, Long-Term Monitoring, etc. It will be discussed how to take these chances to enhance building operation and how to make energy efficiency persistent; but also how to avoid or limit risks to spend too much time and money with only little results. These aspects will be compared based on experience from several international projects with and without the aim of a certification. The conclusion will give some prospects about how certification systems could be improved to even intensify their positive impact on the life-cycle of buildings.